

**Visalia Unified School District  
Board of Education**

**MINUTES**

**OPENING  
BUSINESS**

The special board meeting of August 19, 2003, was called to order at 6:00 p.m., by President, Larry Jones, in the Board Room, VUSDEducationalOffice Complex, 5000 West Cypress Avenue, Visalia, followed by the determination that a quorum was present.

**ATTENDANCE**

	<u>Arrive</u>	<u>Leave</u>	<u>Absent</u>
Rodney Elder	6:00	7:53	
Juan R. Guerrero	6:00	7:53	
Larry Jones	6:00	7:53	
Michael Lane	6:00	7:53	
Laura Pace	6:00	7:53	
Jim L. Qualls	6:00	7:53	
Robert Stephenson			X
Stan A. Carrizosa, Superintendent	6:00	7:53	

**Staff Members**

Mark Fulmer, Assistant Superintendent, Administrative Services  
 Carlyn Lambert, Assistant Superintendent, Curriculum and Educational Services  
 Kay Van Andel, Assistant Superintendent, Human Resources Development  
 Liz Parker, Administrative Assistant, Superintendent's Office

**PLEDGE OF  
ALLEGIANCE**

Board Member Qualls lead the Pledge of Allegiance.

**DISCUSSION  
FACILITIES  
ADVISORY  
COMMITTEE  
REPORT**

The board received a report on the work that the Superintendent's Facilities Advisory Committee and Government Financial Strategies, inc. have been doing over the past year and one-half to review district facilities issues. Members of the Superintendent's Facilities Advisory Committee present tonight were: Carey Kajioka, Lali Moheno, Phil Mirwald, Donna Martin, Stan Simpson, Larry Lewis, Bob Keenan, Pete Sherwood and John Rozier. Steve Brandt was unable to attend the meeting. District employees, Mark Fulmer, Patty Rohman, Robert Gröeber and Myron Sheklian have also been serving on this committee. The two groups have been working to develop a set of recommendations on the next steps the district may want to consider to address the challenges of accommodating enrollment growth in the district as well as facilities that are in need of modernization. They were asked to develop a list of potential projects for future construction in the district, the priority for building the facilities and recommendations for funding the projects. Jonathan Edwards and Kathy Dominico from Government Financial Strategies, inc. led tonight's presentation to the

board. Following the presentation of the committee's recommendations, discussion centered around the need for the district to look to the community for additional help in securing State matching funds for total estimated project costs of \$47.1 million. It was determined that the district's portion of the matching share would be \$24.4 million. In order to generate the \$24.4 million, approximately \$25.6 million worth of bonds will need to be issued. If approved, the resulting annual tax rate would average approximately \$24 per \$100,000 of assessed value. The committee recommended that the district seek voter approval using the 55% voter approval method to issue General Obligation bonds to fund the district's matching share. It was determined that the next possible election date to call for a general obligation bond would be March 2, 2004. It was also noted that even though the District has been allocated \$16.95 million in funding for two new construction projects and six modernization projects, there is no guarantee that State funding will be available in the future for the other proposed projects. The suggested guidelines for prioritization of projects was outlined. It was also noted that in no event can bond monies be spent on projects not included in the ballot measure.

Board member Lane clarified that the \$16.95 million already allocated to the district was not dependant on the next statewide school bond to pass, but is in fact sitting at the state waiting for our local matching funds. He also said that new construction is a 50-50% match and that modernization is a 60%-40% match. Mrs. Pace noted that if the district does go for a GO bond, the public will need to be advised of how much is available in Developer Fees and what the plans are for those fees. Mr. Carrizosa said that the district will assure the voters that new construction for growth in our district will be spent in accordance with the comprehensive plan. An annual Developer Fee Report to the board and public is presented each December. Discussion took place regarding proposed projects on the "Measure G" list that had to be cut because of changing priorities and a lack of funding. Mr. Elder requested that the district continue to look at Green Acres to facilitate better access for students, especially in inclement weather, from the locker rooms to the multi-purpose building. Mr. Carrizosa reminded everyone that Divisadero, Valley Oak and La Joya all share some of the same concerns. He added that the current Facilities Committee has tried to set a standard that we can go for and do well, "but not bite off more than we can chew." A discussion followed on the appropriate uses for Developer Fees. Mr. Lane stressed the importance of the passage of a bond to achieve the matching funds that will be required of the district to receive State funds for the many projects identified throughout the district. Mr. Qualls said that he would like the district to consider an all-weather track and facilities for visiting teams to use for dressing at the new community stadium at Golden West. It was explained that the committee looked at the stadium facility as privately funded through fund raisers and with the overwhelming needs in the district and in trying to keep a bond down "to the bare bones," the facility was not considered in the bond. Mr. Qualls spoke regarding the need to "share the wealth" and "make all of our high schools the same." Mr. Carrizosa explained that the board has the authority to revise the recommendations submitted by the advisory committee. He said, however, that the committee represented a cross-section of the community in developing the recommendations presented tonight. Committee member,

Bob Keenan, said that the committee recommendations focus on classrooms and libraries, internal physical structures for students and a learning atmosphere. Discussion took place on the need for a community pool. Mr. Guerrero said that it is important that the district leverage resources from the community for community projects. With regard to an all-weather track at Golden West, Mr. Guerrero said that he thought this was part of Phase II on the stadium project and asked that this be clarified. Board members expressed their support of the committee recommendations as the priorities went into classrooms and balancing our student population. Mrs. Pace said that one item she was not fully comfortable with was fully funding a swimming pool. She agreed that all of our schools should have equal facilities and agreed with Mr. Guerrero that some of the funding for the community pool at El Diamante come from other funding sources. Mr. Rozier explained the committee's reason for making the "hard call" to include the community pool in proposed bond projects. Mr. Elder spoke of the importance of providing health facilities for our students to use to attain a healthy lifestyle. With regard to the district's adoption on August 12, 2003, of SB 50 fees (Developer Fees) of \$2.58 per square foot for new residential homes, Mr. Jones asked if there was a projection for the coming years of how much that would provide. Dr. Fulmer responded that the district anticipates that there will be approximately \$3 million to \$3.5 million a year in Developer Fees. Mr. Jones then asked how Developer Fees are calculated. Mr. Kennan responded that the formula calculation is mandated under Proposition 50 and reviewed the formula used in the calculation. Mr. Jones then asked if the district had looked at the total amount of assessed value within VUSD. Dr. Fulmer said that this information could be provided. Mr. Jones asked that the information be included the next time this issue is discussed. Jonathan Edwards responded that for the 2002-03 fiscal year, the total secured assessed value was approximately \$5.5 billion. He added that the homeowner sees the benefit of a tax exemption, which the State makes up for the school district from the standpoint of assessed value and bonding. Therefore, the exemption does not negatively impact the school district's bonding capacity. Mr. Edwards then explained that the total assessed value is different from the district's bonding capacity. The bonding capacity is approximately \$147 million. This is the total amount of bonds that the district could have outstanding at any given time. Mr. Jones asked what the amount of outstanding bonds are currently in the district. Mr. Edwards responded that the information would be provided.

Public comment was opened. Jeff Carr, representing the Visalia Pool Committee, thanked the board and Facilities Advisory Committee for including the community pool at El Diamante on the bond. Drew Sorensen, El Diamante High School principal, spoke in support of the community pool as well as Mr. Qualls comments regarding an all-weather track at Golden West. Potential financing strategies for Phase II projects for the stadium were discussed. Mr. Carrizosa suggested that the district make its commitment now to put together some financing strategies for Phase II of the stadium, even if it is in incremental steps.

Mr. Jones said that it was important that the community be made aware of projects that have been pre-approved for State funding which will require matching funds from the district. Mr.

Carrizosa reminded everyone that the funding eligibility for these projects expires in 18 months. Following passage of a bond in March, 2003, construction on the projects would begin within 60 days and the schools would be ready for occupancy within 12-18 months. Also, the committee determined that the \$25.6 million bond, if voter approved, would be issued all at once, up front. This would be the least cost to the public.

It was the consensus of the board to accept the Committee's recommendations as outlined on Page 20 of tonight's handout.

Mr. Carrizosa said that an information item will come back for the next board meeting specifically reviewing the Committee's recommendations. Action items for developing the bond plan will come back to the board in September. The Committee's recommendations will be brought back for information and further discussion at the August 26 board meeting. Also presented will be an outline of what the next steps will be for discussion at the September board meetings.

**ADJOURNMENT**

The meeting was adjourned at 7:53 p.m.

**NEXT MEETING**

The next regularly scheduled Board Meeting will be August 26, 2003, at 5:30 p.m. in the Board Room at the VUSD Educational Complex located at 5000 West Cypress Avenue, Visalia.

Respectfully submitted,

---

Michael Lane  
Clerk

---

Stan A. Carrizosa  
Superintendent/Secretary